



THE  
PARK LANE GROUP



Albany Road, St.  
Leonards-On-Sea

£895 Per Month  
PCM

Park Lane House, 141-145,  
Bohemia Road, St Leonards On  
Sea, East Sussex, TN37 6RL



Council Tax Band: A  
Deposit: £1,032

TO LET

Apartment



■ \*COMING SOON\*

■ Contemporary Fitted Kitchen with Integrated Appliances

■ Venetian Blinds Fitted Throughout

■ Stylish Main Bathroom

■ Uninterrupted Views Across the South Coast Across to Beachy Head

■ Within Easy Reach of the Mainline Train Stations of West St. Leonards and St. Leonards Warrior Square

■ Positioned in the Highly Sought-After Albany Road

■ Spacious Master Bedroom

#### Property Description

The Beachy View Suite is a fabulous one-bedroom apartment which occupies a superb location in one of St. Leonards's popular tree-lined roads, near the town centre with uninterrupted views across the South Coast to Beachy Head.

The apartment forms part of an attractive period property called 'The Suites at Number 9', which enjoys a prominent position in the highly sought-after Albany Road. It is close to bus routes and within easy reach of the mainline train stations of West St. Leonards and St. Leonards Warrior Square.

Positioned on the first floor, the Beachy View Suite has been completely renovated and newly decorated to the highest standard throughout. As such, it is presented as a fully renovated property ready to move straight into.

The Beachy View Suite offers bright and spacious living accommodation with generous room sizes, high ceilings and deep bay windows. Visitors can gain access to the property via a telephone entry system.

The apartment benefits from a contemporary kitchen which oozes style and luxury, with a stylish marble-effect worktop and upstand complemented by brushed gold T-bar handles and navy shaker-style cabinetry with plenty of storage. The kitchen also features brand new integrated appliances including a built-in electric oven and glass hob and splashback, plus a statement glass extractor fan and composite sink. There is also plumbing and space for a washer/dryer and full-size dishwasher.

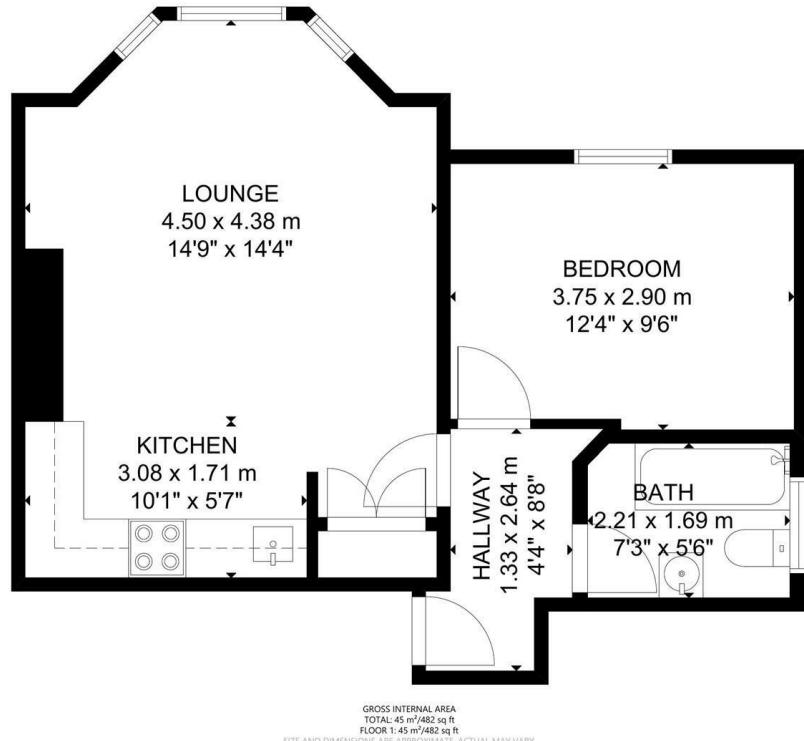
Next to the kitchen is the bright and airy open-plan living room which features a large bay window with uninterrupted views out across Hastings seafront and along the South Coast.

The main bathroom is beautifully finished with a marble look finish and luxury vinyl tiled flooring. It also benefits from a chrome heated towel rail, mirror, vanity unit, WC and bath/shower mixer.

Also benefiting from the spectacular views is the beautifully appointed master bedroom which has ample room for a double bed.

Venetian blinds have been fitted to the double-glazed windows throughout the property for privacy, but still allowing light through for a light and spacious feel. On the floors, there is a combination of luxury vinyl tiled flooring and plush grey carpets throughout the entire apartment.

The areas' shops, bars and cafes, and the seafront can also be reached on foot. It's also conveniently accessible to mainline rail services to London Victoria.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales	81	55

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**IMPORTANT NOTICE** – These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.